

CITY OF SIMI VALLEY



2929 Tapo Canyon Road, Simi Valley, CA 93063-2199 • (805) 583-6700

June 26, 1996

RECEIVED

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Kim
~~Mr. Tom Cook~~

California Department of Housing and Community Development
1800 Third Street, Room 430
Sacramento, CA 95814

SUBJECT: ANNUAL REPORT ON THE STATUS OF THE SIMI VALLEY GENERAL
PLAN

Dear Mr. Cook:

On June 17, 1996, the Simi Valley City Council approved the Annual Report on the Status of the Simi Valley General Plan (attached) for 1995. Pursuant to California Government Code Section 65400(b), a copy of the report is being forwarded to your office.

If you have any questions concerning the report, please contact Dulce Conde-Sierra, Deputy Director/Housing and Special Projects, at (805) 583-6870, or Brent Hurwitz, Associate Planner, at (805) 583-6868.

Sincerely,

Laura C. Kuhn

Laura C. Kuhn, Deputy Director/City Planner
Department of Environmental Services

Attachment

cc: Deputy Director/Housing and Special Projects
Associate Planner, B. Hurwitz

114/6-96(2)

CITY OF SIMI VALLEY
MEMORANDUM

Agenda
Item: Consent (12)
Date: 6-17-96

June 17, 1996

TO: City Council
FROM: Department of Environmental Services
SUBJECT: SIMI VALLEY GENERAL PLAN - ANNUAL STATUS REPORT FOR 1995

RECOMMENDATION

It is recommended that the City Council confirm the recommendation of the Planning Commission and receive and file the annual report on the status of the General Plan and direct staff to forward copies to the California Department of Housing and Community Development and the Office of Planning and Research.

BACKGROUND AND OVERVIEW

Following the adoption of a general plan, a city's planning agency is required by Government Code Section 65400 to:

- "(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
- (b)
 - (1) Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.
 - (2) The annual report required pursuant to this subdivision shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of, Chapter 4 (commencing with Section 11370) of, and Chapter 5 (commencing with Section 11500) of, Part 1 of Division 3 of Title 2). This report shall be provided to the legislative body on or before July 1 of each year."

On June 5, 1996, the Planning Commission reviewed the Simi Valley General Plan Annual Status Report for 1995 (Attachment A, page 4). The report contains: (1) a review of amendments approved during 1995; (2) an overview of GPA applications in process; (3) a review of the status of measures required by Sections 65400(a) and (b) to implement the General Plan; (4) a review of the extent to which the approved general plan complies with the guidelines for the preparation of a general plan adopted by the State Office of Planning and Research and; (5) a discussion of the City's progress in fulfilling its share of regional housing needs and efforts to remove governmental constraints to the development of housing for all income levels. Included in the discussion of recent amendments are recommendations to the City Council regarding reasonable and practical means for implementing the General Plan Amendment as to:

- a) serving as a guide for orderly growth and development;
- b) serving as a guide for preservation and conservation of open-space land and natural resources;
- c) the efficient expenditure of public funds relating to the subjects addressed in the General Plan.

Following a presentation by staff, the Planning Commission voted 5:0 to recommend approval of the report to the City Council.


FINDINGS AND ALTERNATIVES

The following alternatives are available to the City Council:

1. Confirm the recommendation of the Planning Commission and receive and file the annual report on the status of the General Plan and direct staff to forward copies to the California Department of Housing and Community Development and the Office of Planning and Research;
2. Refer the matter back to staff or the Planning Commission for reconsideration.

SUMMARY

As required by Government Code Section 65400, the Planning Commission has forwarded to the City Council an annual report on the status of the Simi Valley General Plan. It is recommended that the City Council receive and file the report and direct staff to forward copies to the California Department of Housing and Community Development and the Office of Planning and Research by July 1, 1996 as required by State law.


 Diane Jones, Director
 Department of Environmental Services

Index

Page

Attachment A	4
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CITY OF SIMI VALLEY
MEMORANDUM

June 5, 1996

TO: Planning Commission

FROM: Department of Environmental Services

SUBJECT: SIMI VALLEY GENERAL PLAN - ANNUAL STATUS REPORT FOR 1995

RECOMMENDATION

It is recommended that the Planning Commission forward the status report on the Simi Valley General Plan to the City Council with a recommendation that it be received, filed, and forwarded to the California Department of Housing and Community Development and the Office of Planning and Research.

BACKGROUND AND OVERVIEW

Following the adoption of a general plan, a city's planning agency is required by Government Code Section 65400 to:

- "(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
- (b) (1) Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.
- (c) (2) The annual report required pursuant to this subdivision shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the Administrative Procedure Act (Chapter 3.5, commencing with Section 11340) of, Chapter 4 (commencing with Section 11370) of, Chapter 5 (commencing with Section 11500) of, Part 1 of Division 3 of Title 2). This report shall be provided to the legislative body on or before July 1 of each year."

In response to the above, this report contains (1) a review of amendments approved during 1995; (2) an overview of GPA applications currently in process; (3) a review of the status of measures required by Sections 65400(a) and (b) to implement the General Plan; (4) a review of the extent to which the approved general plan complies with the guidelines for the preparation of a general plan adopted by the State Office of Planning and Research and; (5) a discussion of the City's progress in fulfilling its share of regional housing needs and efforts to remove governmental constraints to the development of housing for all income levels. Included in the discussion of recent amendments are recommendations to the City Council regarding reasonable and practical means for implementing the General Plan Amendment as to:

- a) serving as a guide for orderly growth and development;
- b) serving as a guide for preservation and conservation of open-space land and natural resources;
- c) the efficient expenditure of public funds relating to the subjects addressed in the General Plan.

A. 1995 General Plan Amendments

During 1995, the following General Plan Amendments were considered by the City Council:

1. **General Plan Amendment Program 95-1**

Component	GPA-25
Applicant:	City of Simi Valley
Request:	Revise the Master Plan of Trails contained in the General Plan.
Status:	Approved January 30, 1995

The General Plan's Master Trail Plan required revision to achieve consistency with the Trail Plan maintained by the Rancho Simi Recreation and Park District. Such consistency is needed to provide for the most efficient means of providing an effective trails system. Since the RSRPD is the agency that provides for such services (not the City), making the two plans consistent with one another will achieve orderly growth and development, as well as ensure the most efficient expenditure of public funds. Since most trail systems are provided to enhance recreational opportunities, and by providing a consistent Master Plan of Trails between both agencies, the preservation and conservation of these resources can be achieved. Staffs from both agencies collaborated on this project which was approved by the City Council.

2. **General Plan Amendment Program 95-2:**

Component: GPA-23

Applicant: Smith's Food and Drug Centers

Request: Land use change from Moderate Residential to Office Commercial and General Commercial.

Status: Approved March 27, 1995.

GPA-23 includes development of an 8.6-acre parcel for general and office commercial purposes. The site is located adjacent to existing commercial uses on the west and is located adjacent to two (2) existing major arterial highways (Alamo Street and Sycamore Drive) as well as the 118 Freeway. Implementation of the use will be subject to review of final site plans and elevations to ensure consistency with the Zoning Ordinance and with adjacent land uses. Therefore, the orderly growth and development of the City (including the site) can be achieved. In addition the site was identified for urban development in the General Plan and over 31,000 acres of open space have been designated elsewhere in the community (Table 3.1 of the General Plan, Land Use Element). Therefore, development of the site would not hinder the preservation of open space or conservation of natural resources. In addition, the site will be developed in an existing, developed area where existing resources (infrastructure and utilities) are available, ensuring the efficient expenditure of public funds towards meeting the various objectives of the General Plan.

3. **General Plan Amendment Program 95-3**

Component GPA-27

Applicant: Robert Barker

Request: Land Use change from Mobile Home to High Density Residential.

Status: Approved October 30, 1995.

The applicant requested a General Plan Amendment and Zone Change to change the designation on a 12.1 acre parcel situated at the northeast corner of Los Angeles Avenue and Stow Street from Mobile Home to High Density Residential (Conditional - Senior Housing Only). After considering the matter at a public hearing on September 20, 1995, the Planning Commission voted 5:0 to recommend approval of the applicant's request to the City Council. The City Council approved the GPA request and had a first reading of the zone change ordinance on October 30, 1995. Implementation of the approved request is consistent with the goal of orderly growth and development by enhancing land use compatibility through adoption of a conditional land use that will be more compatible to surrounding development.

B. GENERAL PLAN AMENDMENTS CURRENTLY IN PROCESS

At this time, seven (7) General Plan Amendments are currently in process.

1. **Case No.:** **GPA-15**
 Applicant: City of Simi Valley
 Request: To update wetland protection policies
 Element: Conservation/Open Space
 Status: Project on hold pending receipt of revised Federal guidelines from the Environmental Protection Agency and the Army Corps of Engineers.

2. **Case No.:** **GPA-21**
 Applicant: City of Simi Valley
 Request: Prepare a Specific Plan document for the Southeast Kadota Fig Specific Plan Area.
 Status: In process. Planning Commission public hearing scheduled for June 19, 1996.

The 92-acre Southeast Kadota Fig Specific Plan area (bounded by the 118 Freeway on the north, Leeds Street on the south, Stearns Street on the east, and the proposed Kadota Street extension on the west) includes numerous, separately owned properties which are presently zoned Residential Very Low. Existing residences in the Specific Plan area are adjacent to institutional uses such as churches, schools, and day care centers. When adopted by the City Council, the Southeast Kadota Fig Specific Plan will enable increased residential development of Medium, Moderate, and High densities. The City of Simi Valley and Southeast Kadota Fig property owners will be able to look to the Specific Plan to provide a framework in which additional subdivision and processing of Planned Development permits may occur. Piecemeal development may thus be avoided in a centrally located and highly visible area on the valley floor.

3. **Case No.:** **GPA-28**
 Applicant: City of Simi Valley
 Request: To revise General Plan Policy VIII-3.7 regarding
 development within areas subject to dam inundation.
 Element: Safety
 Status: Projected completion date is pending the receipt of the next
 Flood Insurance Rate Maps (FIRMS).
4. **Case No.:** **GPA-29**
 Applicant: City of Simi Valley
 Request: Revise the Land Use Mix and Use Matrix regarding the
 West End Industrial Area Specific Plan; provide for land
 use changes to accommodate a 400,000 square foot retail
 power center on a 45-acre site located south of the 118
 Freeway and east of Madera Road.
 Element: Land Use
 Status: Projected completion date is January 1997.
5. **Case No.:** **GPA-30**
 Applicant: New Urban West
 Request: Delete the extension of First Street west of Wood Ranch
 Parkway on the General Plan map; modify the cross-section
 design of first Street, east of Wood Ranch Parkway.
 Element: Circulation.
 Status: In process.
6. **Case No.:** **GPA-31**
 Applicant: Milner Trust
 Request: Change the land use designation from Open Space to
 Residential Estate to allow development of eleven (11)
 residential estate lots on a vacant parcel located south of
 Tierra Rejada Road, west of Mandan Place.
 Element: Land Use.

Status: In process.

7. Case No.: GPA-32

Applicant: Byron Johnson

Request: Change the land use designation from Residential Estate to Residential Very Low on a 20.2-acre vacant parcel located north of Highland Road, 150 feet west of Camelot Court.

Element: Land Use.

Status: In process.

C. Status of General Plan Implementation Measures

Each General Plan element contains a number of implementation measures intended to achieve the goals and policies of that element. Following the adoption of the General Plan in October 1988, a list of all implementation measures was presented to the City Council in order to discuss budgetary implications and obtain Council direction or prioritization. Attachment 1, page 12, summarizes each of the adopted implementation measures, indicates which Department has been assigned responsibility for completing the task, and describes the current status of the work program to ensure compliance with Government Code Section 65400(a) as quoted on page 1 of this report.

D. Compliance with General Plan Guidelines

The last major update of the City's General Plan was completed in 1988, although many individual elements have been revised since that time. The following is the date of the last complete revision for each element: Land Use (1988, with a limited statistical update in 1993), Housing (1993), Open Space (1993), Conservation (1993), Safety (1992), Air Quality (1991), Circulation (1988), Noise (1988), Recreation (1988), Community Services (1988), and Economic Development (1988).

When preparing a general plan or amendment, local communities are encouraged to follow advisory guidelines on the content of these documents which have been prepared by the State Office of Planning and Research. More specifically, Government Code Section 65400(b) provides that each community's annual report on the status of the general plan examine the degree to which the community's approved general plan complies with these State guidelines. Attachment 2, page 21, lists those items which the State guidelines indicate should (at a minimum) comprise the seven general plan elements mandated by State law, provides references as to location of those components in the City's adopted General Plan, and confirms that the seven mandated elements in the General Plan conform to State guidelines.

E. Regional Housing Needs

This portion of the staff report provides an assessment of the City's progress towards implementation of the Housing Element from January 1, 1995 to December 31, 1995.

This report includes a summary of the City's progress towards achieving its share of the Regional Housing Needs Assessment (RHNA) as adopted by the Southern California Association of Governments (SCAG). Since SCAG has not been required to prepare an updated RHNA for the region, City staff have utilized the annualized 1989-1994 RHNA numbers for lack of more current data, in order to provide a comparison between RNHA and the City's 1995 housing production figures. This report also indicates the City's progress in meeting its Five-Year Action Plan and provides information regarding the status of the development of affordable housing projects, the activities of the City's Home Rehabilitation Program, the preservation of existing affordable housing units, the status of the Senior Rent Subsidy Program and the implementation of the City's First Time Homebuyer Program.

City's Regional Housing Needs Assessment

The 1989-1994 RNHA established housing production goals for all jurisdictions within the SCAG region, including the City of Simi Valley. The City's share of the five year regional housing need (July 1, 1989 to June 30, 1994) was 4,781 new dwelling units. The City incorporated the RHNA projections as part of its 1993 Housing Element revision. Since the State has not required SCAG to prepare new RHNA projections, this report reviews the City's progress toward achieving its share of the annual housing production goals for the City contained in the 1989-1994 RHNA, projected for 1995. Based on this RHNA, the City's annual housing needs projection was identified as 956 units per year.

Table 1 indicates the City's annual housing needs projections, classified by income level, as identified in the RHNA. Table 1 also contains the number of units completed within the City during 1995.

TABLE 1
DWELLING UNIT COMPLETIONS TOWARD MEETING THE CITY'S PRORATED
SHARE OF THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

	Total Units	Very Low Income	Low Income	Moderate Income	High Income
City's Prorated Share (1995)	956	122	139	214	481
Dwelling Units Completed	376	54*	54*	137**	131**

* All very low and low income units built within the City during 1995 were located in the Las Serenas senior apartment project.

** Homes priced at or below \$210,000 were defined as affordable to moderate income households (maximum \$69,500 for a family of four during 1995). Home prices that exceeded \$210,000 were affordable to high income households.

While Table 1 indicates that the City did not meet its annual regional housing needs projections, the above dwelling unit completions represent a substantial increase in the number of units completed in recent years (257 in 1993 and 128 in 1994). As the expansion in construction activity continues, the number of new residential completions is expected to increase as demand for new housing expands and the backlog of issued but unused building permit allocation grants are utilized.

Twenty (20) percent of the residential building permit allocation grants are currently reserved for those developers that provide a minimum of twenty-five (25) percent of the units for very low and low income households. This incentive has encouraged the development of new affordable housing units in the City and is expected to provide for the development of housing for very low and low income households in the future. Twenty-nine (29) percent of the dwelling units completed in 1995 were reserved for very low and low income households.

Dwelling Unit Completions

Table 1 indicates that 376 dwelling units were completed during 1995. New homes completed during the year were built within 17 single family projects, one condominium, and one apartment project. Eight custom homes were also built during the year. Single family detached homes accounted for the largest segment of new dwelling construction (252 units), while senior apartments (108) represented the second largest component of new home production.

Kaufman and Broad's single family home developments in the Greenbriar and Hopetown projects represented the largest component of the local new home market (117 units). U.S.A. Properties Fund, Inc. developed the second largest number of dwellings, the 108-unit Las Serenas project, which provides affordable apartment units for very low and low income senior citizens.

Housing Element Five-Year Action Plan

The Housing Element includes a Five-Year Action plan which projects the number of households that could be assisted from the implementation of the City's housing programs. A copy of that Five-Year Plan is attached, which indicates the City's achievements according to each household income category for the 12-month period from January 1, 1995 to December 31, 1995 (Attachment 3, page 24).

Home Rehabilitation Projects

Home rehabilitation loans are available under the City's Home Rehabilitation Program to very low, low, and median income owners who are in need of financial assistance in order to make home repairs. The City also offers Home Rehabilitation Earthquake Recovery loans and grants to very low, low, median, and moderate income homeowners whose dwellings sustained damage during the January 17, 1994, earthquake.

Home rehabilitation loans are available in the following maximum amounts: 1) \$15,000 deferred loans at a three (3) percent interest rate to qualifying very low and low income homeowners, and 2) \$20,000 direct amortized loans to very low, low, median, and

moderate income homeowners at a below market interest rate. Nine (9) home rehabilitation loans were completed during 1995. Seven (7) loans were made to very low income households and the remaining two were provided to low income households. An additional eleven home rehabilitation loan applications were received last year but were not completed as of December 31, 1995.

The Housing Element projects that 40 home rehabilitation projects will be completed each year. However, due to the demand for earthquake related home rehabilitation assistance, the number of non-earthquake rehabilitation loans was less than would otherwise be expected.

During 1995, the City continued to make financial assistance available to homeowners with unmet earthquake recovery needs in the form of grants and loans. Grants may not exceed \$5,000 per dwelling and are reserved for very low and low income households. Loans are available to very low, low, median, and moderate income households. Loans may not exceed \$15,000 when provided in combination with a \$5,000 grant, or \$20,000 if no grant is provided. All earthquake repair loans accrue interest at a rate of three (3) percent per year for ten (10) years. Loans, including principal and interest, are due upon sale of the property. 61 loans and 86 grants were completed under the Earthquake Recovery Program during 1995. Approximately 77 additional applications for grants and/or loans were approved as of December 31, 1995.

Affordable Housing Preservation

The Housing Element indicates that the City will seek to preserve the existing affordable housing stock through the renegotiation of affordable housing agreements and will identify those units which are potentially at risk of losing affordability within the next five (5) years. The Affordable Housing Agreement for the Meadowood Apartment project was renegotiated during 1995 and recorded in early 1996. The amended Agreement extended the term of affordability for 14 very low and 50 low income units from May 1997 until at least February 2006. The term of affordability of designated units within two other existing apartment projects, the Rancho Corrales and the Americana Simi Apartments, is due to expire within the next two years. In accordance with the above General Plan affordable housing conservation program, the City will seek to renegotiate the affordable housing agreements with the owners of these apartment projects.

No affordable units were lost through the expiration of affordable housing agreements during 1995. Approximately 77 additional applications for grants and/or loans were being processed as of December 31, 1995.

Approved Affordable Housing Projects

One (1) affordable housing project is currently under construction, which will contribute toward achieving the affordable housing goals of the City. During early 1995, construction began on a 22-unit single family attached housing project for low income households. The project is located on the southern side of Apricot Road approximately 600 feet east of Tapo Street. The project was completed in early 1996.

The following affordable housing projects have been approved but remain unbuilt:

- 70-unit condominium project containing 18 units affordable to low income households located on the eastern side of Rory Lane approximately 600 feet south of Los Angeles Avenue.
- 120-unit condominium project containing 31 units affordable to low income households located between Sinaloa and Madera Roads, south of Los Angeles Avenue. Only the market rate project (CD-S-849) is under construction.
- 149-unit affordable apartment project containing 102 units affordable to median and moderate income households located within Wood Ranch at the southwestern terminus of Wood Ranch Parkway in Planning Unit No. 53.

Other Affordable Housing Assistance Programs

The City was awarded State HOME funds during 1994 which were supplemented by Simi Valley Community Development Agency twenty (20) percent Housing Set-Aside funds to implement a First Time Homebuyer program for approximately 17 low income home buyers. These funds were available to provide below market interest rate loans to first time home buyers during 1995.

The Senior Rent Subsidy Program is an ongoing program which provided rental assistance for up to 50 very low income seniors on the Section 8 waiting list during 1995. In 1995, the Program was funded through HOME Program and CDA Housing Set-Aside funds. An average of 45 senior households received monthly rental assistance through the program during the past year.

The Area Housing Authority of Ventura County provides Section 8 rental assistance payments to very low income households within the City. As of December 31, 1995, 612 households were receiving rental assistance through this Federally funded program.

Standards and Provisions for Future Residential Development

All housing developments are reviewed to determine consistency with the City's Zoning Ordinance and General Plan requirements which helps to ensure orderly and efficient growth patterns within the community by identifying areas suitable for development, and by designating over 31,000 acres of land as open space. New housing, including affordable housing, is approved for development in areas that are either already served or are proposed to be developed with infrastructure and utilities to ensure that an efficient expenditure of public funds is achieved.

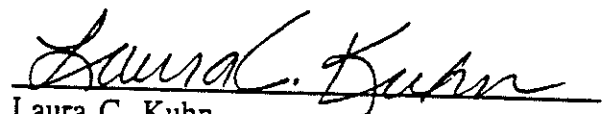
FINDINGS AND ALTERNATIVES

The following alternatives are available to the Planning Commission:

1. Review the status report on the Simi Valley General Plan and forward it to the City Council with a recommendation that it be accepted and filed and forwarded to the California Department of Housing and Community Development and the Office of Planning and Research;
2. Refer the matter back to staff for reconsideration.

SUMMARY

California Government Code Section 65400 requires that the planning agency of local governments provide recommendations to the legislative body regarding means to implement the General Plan and an annual report to the legislative body on the status of the General Plan and progress on its implementation, including the progress in meeting its share of regional housing needs. This report provides such information for 1995 and includes a review of General Plan Amendments approved during 1995, an overview of pending amendments in process, a review of the status of measures required by Sections 65400(a) and (b) to implement the general Plan, a comparison of the adopted General plan with OPR General Plan Guidelines, and a discussion of the City's progress in fulfilling its share of regional housing needs. In addition, this report analyzes the various General Plan and housing activities for consistency with the objectives of State law in relation to orderly growth and development, preservation of open space and natural resources, and the efficient expenditure of public funds which serve the purposes of the General Plan. It is recommended that the Planning Commission forward this report to the City Council with a recommendation that it be received and filed and forwarded to the California Department of Housing and Community Development and the Office of Planning and Research.



Laura C. Kuhn
Deputy Director/City Planner
Department of Environmental Services

INDEX

	<u>PAGE</u>
Attachment 1 - General Plan Implementation Measures: Project Status	12
Attachment 2 - Comparison of the Simi Valley General Plan and OPR General Plan Guidelines	21
Attachment 3 - Five Year Action Plan: 1990-1995	24

GENERAL PLAN IMPLEMENTATION MEASURES
PROJECT STATUS • JUNE 1996

15

Attachment 1

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Consistency Zoning	ES-1	Develop a new 8 1/2 x 11 format for the Zoning Maps and revise the maps to reflect land use changes resulting from the 1988 update of the General Plan.	Complete
New Park Zone	ES-1	Work with the Rancho Simi Recreation and Park District to develop a new park zone.	In process. Revised draft in preparation. Project being coordinated with Rec. and Park District.
Air Quality Element	ES-2	Adopt an Air Quality Element for the General Plan.	Complete. Adopted April, 1991
Safety Element	ES-3	Adopt updated technical standards for the seismic portion of the Safety Element.	Complete. Adopted July 20, 1992
Kadota Fig	ES-4	(1) Conduct a survey of the Kadota Fig Area to determine appropriate land uses for the area; and (2) Adopt a Specific Plan(s) for the Kadota Fig Area.	In process. Staff preparing Specific Plan and Neighborhood Study. Specific Plan tentatively scheduled for Planning Comm. hearing June 19, 1996.
Data Collection Program	ES-5	Establish a program to organize and coordinate the ongoing land use/housing data collection efforts of the Department of Environmental Services.	On-going. To be coordinated with other Division/Departments.
Prescreening Review Process	ES-6	Revise the General Plan Amendment application procedure to ensure that the process provides for pre-screening of amendments in order to expedite the General Plan Amendment review process.	Complete. Pre-screening process approved by the City Council July, 1989.
Review of Industrial Projects Near Residential	ES-8	Provide for additional project review and higher development standards for all industrial uses located near residential areas. (Overlay designation or amendment to existing zones.)	In process. Reviewed hearings in Fall 1993 as part of Z-S-430. Postponed by City Council and directed to be brought back as a separate item.
Noise Ordinance and Vibration Standards	ES-7 ES-10	Develop and adopt a Noise Ordinance which specifies acceptable limits of noise for land uses throughout the City. The ordinance should address mobile as well as stationary sources and nuisance noise. Revise Development Code and review process to include study of vibration impacts in new developments.	In process. Draft ordinance being re-evaluated.
Feasible Noise Mitigation	ES-9	Identify areas which do not currently meet acceptable exterior noise level standards and identify feasible means of obtaining acceptable levels.	Deferred. Per Council budget action, June, 1992.

ES = Environmental Services
PW = Public Works

* New implementation measure not previously prioritized by City Council on April 17, 1989

GENERAL PLAN IMPLEMENTATION MEASURES
PROJECT STATUS • JUNE 1996

16

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Development Code Changes	ES-11	Revise Development Code to: 1) reflect changes in terminology such as Target Density to Development Range, the use of Bonus Range, and Intermediate to Moderate; 2) reflect the new Commercial Land Use Designations: Neighborhood, District, and Regional Commercial; 3) revise Commercial Recreation Zone to reflect low intensity uses; 4) revise all commercial zones to incorporate new FAR standards; and 5) reflect changes in Business Park and Light Industrial definitions and incorporate new FAR standards.	Complete. Items 1 & 2 completed in 1989. Remaining items part of Z-S-430 adopted by City Council in March 1994.
Commercial Development Standards	ES-12	Revised Section 9-1.1103(c) of the Development Code to provide for separate development standards for older commercial areas undergoing redevelopment.	Complete. Approved by City Council November 1991.
Hazardous Materials Notice	PW (formerly ES-13)	Adopt an ordinance requiring commercial and industrial producers, users, and transporters of hazardous materials to post notice on buildings, storage facilities and vehicles.	Complete. Incorporated in City's Hazardous Materials Management Plan.
Flood Hazard Overlay Zones	ES-14	Add Flood Hazard Overlay Zone to the Development Code and appropriate sites (when information becomes available).	Complete. Ordinance approved by Council Sept. 1991. Areas shown in new Safety Element.
Reduce Personal Auto Use/Encourage Alt. Trans. Means	ES-15	Develop a public education program dealing with alternative transportation sources and restrained use of the automobile to help alleviate air pollution and traffic congestion.	Pending. Awaiting adoption of Transportation Congestion Management (TCM) ordinance.
Recycle and Separate Solid Waste	ES-16	Encourage the recycling and separation of solid waste materials.	Complete. Superseded by City's solid waste recycling program.
Community Facilities Funding/Fee Study	ES-17	Research a potential fee system for the establishment of community activity facilities.	Project pending. Reassigned to City Manager's Office.
Transportation System Management Ordinance	ES-18	Develop and adopt an ordinance requiring all employers of 100 or more employees to develop transportation management plans.	Complete. Superseded by APCD Rule 210.
Scenic Roadway Standards	ES-19	Revise the Development Code to include design standards for projects adjacent to scenic roadways.	Deferred. Per Council budget action June 1992.
Recreational Use of Flood Channels Study	ES-20	Work with the Rancho Simi Recreation and Park District and the Ventura County Flood Control District to investigate ways that flood control rights-of-way may be used for recreational purposes.	In process. Research under way.

ES = Environmental Services

PW = Public Works

* = now implementation measure not previously initiated by City Council on August 17, 1995

GENERAL PLAN IMPLEMENTATION MEASURES
PROJECT STATUS • JUNE 1996

17

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Trail Dedication Criteria	ES-21	Revise development criteria to require the dedication of right-of-way or public easements and improvements (where applicable) for the ultimate development of the master trail system.	Project pending.
Park Dedication Standards for Seniors	ES-22	Revise Municipal Code to allow for waiver or reduction of park dedication fees for senior, market rate and affordable housing projects.	Project pending.
Condominium Conversion Ordinance	ES-23	Amend the Development Code to regulate condominium conversions.	Deferred. Per Council action December 1993.
Development Rights Transfer Ordinance	ES-24	Add provisions to the Development Code to regulate Transfer of Development Rights (TDR) process.	Deferred. Per Council action July 20, 1992.
Emergency Shelter Zone Ordinance	ES-25	Modify the Development Code to designate zones for emergency shelters and transitional housing.	Complete. Approved by Council November 1991.
Street Tree Master Plan and Ordinance	ES-26	Adopt a master plan for street trees which categorizes all existing trees, makes recommendations for replacements and establishes criteria for areas of future conservation. Amend the SMMC to require compliance and eliminate obsolete provisions.	Deferred. Per Council budget action June 1992.
Tree Preservation Ordinance Amendment	ES-27	1) Revise the Tree Preservation Ordinance to require a permit for removal of mature trees from vacant or underdeveloped property; and 2) Incorporate provisions into the Landscape Manual.	Complete. Council approved revised ordinance January 1992.
Reclamation Plan Requirement Ordinance	ES-28	Amend the Development Code to require reclamation plans for resource extraction industries and landfills.	Deleted. City has no extractive industries and landfill is already so conditioned.
Wildlife Corridor Protection Study	ES-29	Identify all potential wildlife corridors and adopt measures to protect them.	Complete. Approved by Council December 1993.
Landscape Design Manual	ES-30	1) Develop a Landscape Manual for the review of public and private projects; and 2) relocate existing SMMC and other landscaping standards to the manual.	In process. Draft manual being revised to incorporate Planning Commission comments from March 1993.
Prohibition of Mini-Malls	ES-31	Amend zoning ordinance to restrict multiple tenant retail centers on former service station sites or other remnant parcels less than one acre in size.	Complete. Approved by Council November 1991.
Overlay Zone for Multi-Parcel Review	ES-32	Amend the zoning map to reflect those multiple parcel areas which need a plan of overall development to assure adequate review occurs.	Project pending.
Roof Top Equipment Standards	ES-33	Amend the Development Code to adopt standards concerning the screening of roof-top equipment.	Complete. Approved by Council November 1991.

ES = Environmental Services
PW = Public Works

New implementation measure not previously prior ed by City Council on April 17, 1989

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GENERAL PLAN IMP' NTATION MEASURES
PROJECT STATUS • JUNE 1996

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PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Freeway Corridor Roof Design Standards	ES-34	Adopt design guidelines to regulate roof design for structures within the freeway corridor.	Complete. Approved by Council November 1991.
Review of 1-4 Unit Projects	ES-35	Revise the Development Code to require public notification of proposed residential projects of four or fewer units to ensure compatibility with existing neighborhoods.	Project pending.
Standards for Oil Pumping	ES-36	Re-examine Section 9-1.706 of the Development Code to ensure that adequate development criteria exists for the separation of oil pumping, storage, and processing facilities from residential areas.	Complete. Approved by Council November 1991.
Land Development Manual	ES-37	Develop and adopt a new Land Development Manual which includes policies and standards for the design and development of infrastructure improvements associated with the development or redevelopment of property, including circulation, drainage, utilities and funding mechanisms.	Deferred. Per Council budget action June 1992.
Solar Energy Design Standards	ES-38	Prepare a list of design features to be used in evaluating proposals to achieve reductions in energy use via active and passive solar design.	Deferred. Per Council budget action June 1991.
Residential/Commercial Mixed Use Design Standards	ES-39	Develop zoning standards by which a residential/commercial project can occur on a case-by-case basis in certain commercial zones.	Deferred. Per Council action September 1994.
Air Quality Guidelines Air Qual. Elem. XII-A	ES*	Develop and implement guidelines for the preparation of air quality impact analyses. Guidelines shall be utilized to estimate emissions from projects and to guide the development of trip reduction plans and other air quality mitigation measures.	Background Report in review. Project being evaluated in light of recently passed 1995-96 State legislation and pending 1996 State legislation.
Transit or Commuter Connection Points Air Qual. Elem. XII-H	ES*	Designate areas throughout the city for transit or commuter connection points.	Project pending.
Truck Load Cover Ord. Air qual. Elem. XII-H	ES*	The City shall investigate the adoption of an ordinance requiring that trucks hauling dirt, sand or gravel on City streets include load covers.	Deleted. Superseded by changes to State Vehicle Code.
Fault Hazard Zone Ord. Safety Elem. VIII-G	ES*	Develop and adopt an ordinance specifying the required setbacks of development from the Simi-Santa Rosa, Santa Susana, or other active or potentially active faults outlining hazard zones around faults and specific restrictions on development in these zones.	Project pending.

GENERAL PLAN IMPLEMENTATION MEASURES
PROJECT STATUS • JUNE 1996

19

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Inundation Map/Plan For Las Lajas Dam Safety Elem. VIII-MM	ES*	The City should encourage County and State officials to complete, review, and approve the inundation map and emergency evacuation plan for the Las Lajas Dam as required by Code 8589.5 of the State Emergency Services Act.	Project pending.
Dam Inundation Area Development Ord. Safety Elem. VIII-MM	ES*	The City should adopt an ordinance outlining the type and density of new development in potential dam inundation areas.	Pending action on potential amendment to Safety Element Policy VIII-3.7.
Household Hazardous Waste Programs	ES	Establish household hazardous waste collection program.	On-going/complete. Collection program has been implemented - next collections on June 1 and October 5, 1996.
	ES	Establish permanent recyclable hazardous waste collection facility.	On-going/complete. The Resource Conservation Center, a permanent collection site for specific recyclable household hazardous waste, opened to the public in March 1994.
Traffic Improvement Plan	PW-1	Develop and adopt a traffic improvement plan.	Complete. Traffic Impact Fee and Project List adopted in 1991. Plan implemented via Streets and Roads Five-Year Expenditure Program contained in the annual City budget.
Traffic Management Devices	PW-2	Secure state-of-the-art traffic management devices such as synchronized traffic signals and computerized ramp meters.	In process. 25 traffic signals have been interconnected, with additional expansions planned. Ramp metering signals are in place on all freeway on-ramps.
Public Works Standards	PW-3	Update Public Works Standards, including standards for hillside roadways, rural areas, private roadways, and private driveways.	Deferred as a result of City Council budget action of June 1992 on project ES-37.
Base Maps	PW-4	Update of City base maps.	On-going. Public Works is available to assist the Environmental Services Department on an as-needed basis.
Traffic Funding Program	PW-5	Adopt a traffic funding program that will identify funding sources to construct the improvements in the traffic improvement plan.	Complete. Traffic Impact Fee adopted in 1991 in conjunction with other sources of revenue is incorporated into the annual City budget as the current traffic funding program.
Transportation Noise Mitigation Funding Program	PW-6	Establish a transportation noise mitigation measure funding program to implement feasible noise mitigation measures for noise sensitive areas.	See ES-9.

ES = Environmental Services

PW = Public Works

* New implementation measure not previously prioritized by City Council on April 17, 1989

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GENERAL PLAN IMP/ NTATION MEASURES
PROJECT STA, • JUNE 1996

20

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Tanner Plan	PW-7	Implement the policies and programs of the Hazardous Materials Management Plan adopted April 15, 1992.	<p>1. Business Tenancy Certificate Program - Continues to be implemented for new businesses. A modification of the Ordinance was adopted in January 1996 to include mobile and temporary contractor operations conducting business within the City.</p> <p>2. Data Management - City and County Environmental Health staff are in the process of developing information transfer procedures to maintain more accurate files and data. Provisions are being developed in a Memorandum of Agreement.</p> <p>3. Interagency Referrals and Coordination - Ongoing. Incorporated into routine Source Control response mechanisms. Investigation procedures to provide better coordination during emergency response.</p> <p>4. Citizen Referrals - program implemented and on-going. Citizens are directed to appropriate agency, information source, or support organization as required.</p> <p>5. Geographic Information System - GIS compatible Precursor program installed. Awaiting completion of GIS installation.</p> <p>6. Waste Minimization - Complete. Pollution prevention and waste minimization are incorporated into routine pretreatment inspections.</p>

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GENERAL PLAN IMPLEMENTATION MEASURES
PROJECT STATUS • JUNE 1996

21

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Tanner Plan (cont'd)			<p>7. Inspections - Ongoing. Inspection criteria between the County Environmental Health Department is being investigated to reduce overlap in inspections. Provisions are being developed in a Memorandum of Agreement.</p> <p>8. Training - Haz Mat certification has been completed and an in-house training program for field staff is being developed for Hazardous Materials Awareness and Operations modules.</p> <p>9. Emergency Response Plan and Emergency Coordinator Support - Procedures and responsibilities for the Hazardous Materials Program Coordinator have been incorporated into the City's Emergency Operations manual.</p> <p>10. Management Information - Ongoing. Provisions are being developed in a Memorandum of Agreement with the County agencies.</p> <p>11. Public Information - Ongoing contact is made with the public through Community Awareness and Emergency Response (CAER) activities and Source Control Discharges Workshops. Staff is assigned to respond to public inquiries regarding hazardous materials and waste.</p>
	PW-7a	<ul style="list-style-type: none"> Review the discretionary permit conditions for hazardous waste generators. 	Source Control Division staff is available to respond to projects involving hazardous materials. Conditions are routinely reviewed during the Business Tenancy Certificate process.
	PW-7b Ventura County Env. Health Dept. (PW in support)	<ul style="list-style-type: none"> Develop hazardous materials database. 	Staff investigating ability to integrate County Environmental Health Department data base into GIS or other compatible software program to obtain data exchange.

ES = Environmental Services

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* View implementation measure not previously prioritized by City Council on April 17, 1996

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GLOBAL PLAN IMP/ TATION MEASURES
PROJECT STA, • JUNE 1996

22

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Tanner Plan (cont'd)	PW-7c	• Expand waste reduction and treatment; coordinate inspections.	Source Control staff routinely coordinates inspections with appropriate agencies in accordance with the City's Hazardous Materials Management Plan.
	PW-7d	• Pretreatment waste reduction program.	Pollution prevention and waste minimization are on-going as a part of the Pretreatment Program.
	PW-7e	• Provide coordination between permitting agencies and central permit authority.	On-going. Business Tenancy Certificate process accomplishes this task for new businesses.
	ES	• Develop management strategies for residentially generated solvents and oils.	Complete. The semiannual HHW roundups accept residentially generated solvents, oils, paints, chemicals, pesticides, cleaners, and other toxic material. The City's Resource Conservation Center accepts residentially generated motor oil, oil filters, antifreeze, latex paint, and vehicle batteries.
Hazardous Waste Generator and Disposal Sites	PW-8	Maintaining data concerning existing and previous hazardous waste generators and disposal sites.	Ongoing. A data base of City businesses with hazardous materials/wastes had been developed and is in the process of being cross-checked with the County Environmental Health Department data base.
Water Conservation	PW-9	Promote water conservation and ensure that water quality and quantity are adequate for safe, efficient uses.	On-going.
Storm Drainage	PW-10	Survey the condition of the storm drainage system and update the Master Plan of Drainage.	On-going. The Master Plan of Drainage was updated in December 1990. The Department's Maintenance Division conducts an on-going investigation to monitor the condition of the storm drainage system.
Water Recycling	PW-11	Encourage the safe recycling of water by both the public and private sectors.	On-going. Water recycling information is provided to the public and private sectors when requested. A feasibility study for the use of recycled reclaimed wastewater has been completed.

ES = Environmental Services
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* = Implementation measure not previously prioritized by City Council on April 17, 1996

GENERAL PLAN IMPLEMENTATION MEASURES
PROJECT STATUS • JUNE 1996

23

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Improvement Funding	PW-12	Establish a procedure to collect money from smaller projects so improvements such as street widening, traffic improvements, and undergrounding of utilities can be accomplished in a cost-effective manner and in proportion to size.	On-going. Traffic Impact Fee funds are retained in a separate account to be used expressly for street widening and traffic improvements. The fees are proportionate to project size and are accumulated until it is cost effective to construct the required improvement. Where possible, the undergrounding of existing utilities adjacent to street widening projects is included in the fee structure and the actual construction project.
Reclaimed and Groundwater Use	PW-13	Develop a plan for the safe and economical use of reclaimed and groundwater from local sources.	In process. An updated feasibility study for the use of reclaimed water has been completed. Funding sources are being pursued, including proposals from the Calleguas Municipal Water District and the private sector.
Sewage Disposal	PW-14	Periodically evaluate the sewage disposal system to ensure its adequacy.	Ongoing. The sewage disposal system is monitored and evaluated on an ongoing basis. The system was formerly evaluated by a private consulting engineering firm in late 1991 with a final report submitted in January 1992. The sewer collection system is periodically being inspected and tested to identify any existing or potential problem areas. The City has an ongoing sewer line rehabilitation program to correct any deficiencies found in the collection system.
Water Supply	PW-15	Periodically evaluate the water supply and distribution system to ensure adequate functioning.	On-going. The District's computer model of the water distribution system evaluates the impact of new development on the water system on an on-going basis.

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APPENDIX E

COMPARISON OF THE SIMI VALLEY GENERAL PLAN AND OPR GUIDELINES

<u>OPR Guidelines</u>	<u>Location in General Plan</u>
<u>Land Use</u>	
• Distribution of housing, business, and industry	Land Use Map and Appendix F
• Standards of population density and building intensity	Land Use (p. 3.17 - 3.26)
• Distribution of open space, including agricultural land	Land Use Map
• Distribution of mineral resources and provisions for their continued availability	Land Use Map (Natural Resource Areas)
• Distribution of recreation facilities and opportunities	Land Use Map, Recreation Element, Appendix D, and Appendix E
• Location of educational facilities	Land Use Map
• Location of public buildings and grounds	Land Use Map
• Location of future solid and liquid waste facilities	Land Use Map
• Identification of areas subject to flooding	Appendix J (p. J-2.53)
• Identification of existing Timberland Preserve Zone lands	Not applicable
<u>Circulation</u>	
• General location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities	Land Use Map, Scenic Roadways Map, Appendix J (Figures 20-22)
• Correlation with the Land Use Element	Adopted land use plan incorporated in the City computerized traffic model as the General Plan Buildout scenario.

<u>Housing</u>	<u>Location in General Plan</u>
<ul style="list-style-type: none"> • Preservation of housing • Maintenance of housing • Improvement and conservation of housing, including affordable housing stock • Development of housing • Adequate sites for housing • Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community • Housing opportunities for all persons • Coastal zone replacement housing • Public participation in development of the housing element 	<p>Housing Element (p. 5.70, 5.79, 5.81)</p> <p>Housing Element (p. 5.70 and 5.81)</p> <p>Housing Element (p. 5.70, 5.77, 5.79)</p> <p>Housing Element (p. 5.67, 5.74 - 5.77)</p> <p>Housing Element (p. 5.46 and 5.85)</p> <p>Housing Element (p. 5.61 and 5.64)</p> <p>Housing Element (p. 5.31 - 5.35, 5.82)</p> <p>Not applicable.</p> <p>Housing Element (p.5.8)</p>
<u>Conservation</u>	<u>Location in General Plan</u>
<ul style="list-style-type: none"> • Water and its hydraulic force • Forests • Soils • Rivers and other waters • Harbors • Fisheries • Wildlife • Minerals and resources addressed by Public Resources Code Sections 2762-4 	<p>Conservation/Open Space Element policies related to preservation of natural watercourses and conservation; Safety Element policies related to flood protection.</p> <p>Conservation/Open Space Element policies related to protection of mature trees.</p> <p>Conservation/Open Space Element policies related to grading and restoration of excavation/extraction sites.</p> <p>Conservation/Open space Element policies related to watercourses and riparian habitat.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Conservation/Open Space policies related to open space preservation, protection of native species and habitat, and protection of wildlife corridors.</p> <p>Conservation/Open Space (Policy IV-1.6)</p>

<p><u>Open Space</u></p> <ul style="list-style-type: none"> • For preservation of natural resources • For managed production of resources • For outdoor recreation • For public health and safety • Trail-oriented recreation use • Trail integration with the California Recreation Trails System 	<p><u>Location in General Plan</u></p> <p>Conservation/Open Space Element (p. 4.6-4.8) Conservation/Open Space Element (p.4.7) Recreation Element (p. 6.3-6.5) Safety Element (p. 8.5) Master Trail System map Recreation Element (p. 6.4)</p>
<p><u>Noise</u></p> <ul style="list-style-type: none"> • Identify and appraise noise problems • Analyze and quantify current and projected noise levels for highways, freeways, primary arterials, major local streets, railroads, ground rapid transit systems, airports and heliports, aircraft overflights, local industrial plants, and other ground stationary sources • State noise levels in terms of CNEL or Ldn • Use noise contours to establish land use pattern • Implementation measures and possible solutions 	<p>Noise Element (p. 10.1-10.5); Technical Appendix H Technical Appendix H: Existing Noise Contours (Figures A10-A10.9) and Future Noise Contours (Figures A11-A11.9)</p> <p>Noise Element (p. 10.4)</p> <p>Noise Element Policy X-1.1</p> <p>Noise Element (p. 10.7-10.8)</p>
<p><u>Safety</u></p> <ul style="list-style-type: none"> • Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure • Slope instability leading to mudslides and landslides • Subsidence and other known geologic hazards • Flooding • Wildland and urban fires • Provision of evacuation routes, peakload water supply, minimum road widths, and clearance around structures related to fire and geologic hazards 	<p>Appendix J (Figures 5, 9, 10, 11, and 17)</p> <p>Appendix J (Figures 12 & 13)</p> <p>Appendix J (Figures 14 & 15)</p> <p>Appendix J (Figure 16)</p> <p>Appendix J (Figures 18 & 19)</p> <p>Community Services Element (p. 9.7); Safety Element (p. 8.9-8.11); Circulation Element (p. 7.8-7.9)</p>

FIVE YEAR ACTION PLAN***

1989-1994

(Achievements for the period January 1, 1994 - December 31, 1994
Noted in parenthesis)

HOUSING TYPE AND TENURE	RECIPIENT GROUP	ELDERLY & HANDICAPPED	SMALL HOUSEHOLD	LARGE HOUSEHOLD	ESTIMATED YEAR OF PRODUCTIONS OR FINANCIAL COMMITMENT	PRINCIPAL FUNDING PROGRAM	RESPONSIBLE AGENCIES AND NOTES
<u>Rentals</u>							
Existing Apartments	Very Low*	225 (376) ¹	70 (N/A)	15 (W/A)	Existing (continuing assistance)	Sec. 8 Program; CDA (Senior Rent Subsidy Program)	Area Housing Authority; Dept. of Environmental Services
New Construction Apartments	Very Low* Low Moderate	194 (0) 90 (0) --	36 (0) 41 (0) 74 (0)	13 (0) 21 (0) 28 (0)	1989-94	Private Sector Developers	Dept. of Environmental Services; density bonuses and other incentives program, as well as market development.
<u>Ownership</u>							
Existing Attached & Detached Single Family	Low** Moderate		10 (0) 50 (0)	10 (0) 30 (0)	Existing (continuing assistance)	City Bonds; CDA (First- Time Buyer Program)	Dept. of Environmental Services; First Time Homebuyer Program
New Construction Attached & Detached Single Family	Low** Moderate	33 (0)	15 (0) 30 (0)	59 (16) 15 (0)	1989-94	Private Sector Developers	Dept. of Environmental Services; density bonuses and other incentives; First Time Homebuyer Program; specific plan areas affordable unit requirements; market development.
<u>Rehabilitation</u>							
Existing Single Family	Low*	25 (12)	80 (0)	45 (9)	1989-94	CDA; CDBG (Rehab. Program)	Dept. of Environmental Services

1 Estimated total number of households receiving Section 8 rental assistance payments at the end of calendar year 1994.
* Very Low (50% of Median Income), Low (80% of Median Income) and Moderate (120% of Median Income) as defined by HUD.
** Low and Moderate as defined by the State for participation in the Bond Program.
*** The continued affordability in all projects receiving incentives for affordable units is ensured through affordable housing agreements.

NOTE: This Five-Year Action Plan only projects the development of affordable rental and ownership housing units for very low, low and moderate households. The development of market rate units not included in this Plan is also expected to satisfy the needs of median, moderate and upper (120%+ of Median Income) income households.

